

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - May 13, 1970

Appeal No. 10392 Oliver T. Carr, Jr., appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of May 19, 1970.

EFFECTIVE DATE OF ORDER - Sept. 25, 1970

ORDERED:

That the appeal for permission to erect an office building with roof structures in accordance with provisions of Section 3308 at 1730 Pennsylvania Avenue, NW., Lots 16,42,48,810-813, and 824, Square 168, be granted.

FINDINGS OF FACT:

1. The subject property is located in a C-4 District.
 2. The subject property is improved with a brick structure which appellant proposes to raze.
 3. Appellant proposes to erect a twelve (12) story office building with roof structures.
 4. The area of appellant's lot is 24,443 square feet and the area of the proposed office building will be 244,427 square feet.
 5. The total area of the roof structure will be 8,183 square feet and the floor area ratio of the building without roof structure will be 10.0. The floor area ratio of the roof structure will be .37.
 6. The penthouse will house mechanical equipment for heating, ventilating and air conditioning as well as electric transformer and elevator machinery.
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7. The material and color of the street facade will be exposed aggregate precast concrete and bronze tinted plate glass.

8. The material and color of the roof structure will be exposed aggregate precast concrete and fall brick.

9. Appellant requested permission to exclude from gross floor area that portion of penthouse used to house electric transformers furnished by PEPCO.

10. The appeal is granted under plans by Weihe, Black, Kerr and Jeffries, architects, drawings A-8, A-9, A-10, and A-11 and A-16, as approved by Arthur P. Davis, architect-member of the Board, July 29, 1970.

11. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

The Board concludes that the roof structures of this proposed office building will harmonize with the street frontage of the building in architectural character, material, and color. The roof structures are in harmony with the purpose and intent of the Zoning Regulations and will not tend to affect adversely the use of nearby and adjoining property.

We are of the opinion that appellant has proved sufficient hardship within the meaning of the variance clause of the Zoning Regulations to allow the exclusion from the gross floor area that portion of the penthouse used to house electric transformers furnished by PEPCO, and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

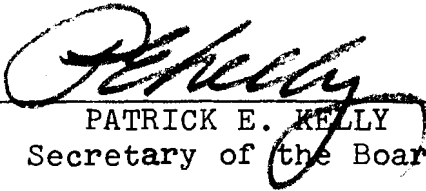
Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

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BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____


PATRICK E. KELLY
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF
SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR
OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS
WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF
THIS ORDER.